

# 4 Thorpe Road

Masham, Ripon, North Yorkshire, HG4 4HZ



Character 2 bedroom mid-terrace cottage on the edge of Masham with 2 bedrooms and a few minutes walk from the Masham Market Square. No onward chain.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

**GUIDE PRICE**  
**£249,000**





4 Thorpe Road is a pretty Masham cottage situated on the edge of Masham and yet a couple of minutes from The Market Place. The front door leads into the spacious sitting room with an open fire place with cast iron insert, tiled hearth, wood surrounds with shelving to one side and striped wooden floors and beamed ceiling. The kitchen has a range of base and eye level units with work surfaces and inset stainless steel sink unit, electric hob units with an electric oven below and an extractor fan above. The bathroom has a panel enclosed bath with an overhead shower and glass screen with tiled wall, pedestal wash handbasin and Low level WC with half wood panel wall.

On the first floor there is bedroom at the rear of the house and a double bedroom at the front of the house with access to the loft.

### Outside

There is a paved terrace area with a wooden summer house and rear access behind the other houses to bring furniture, etc into the garden.

### Location

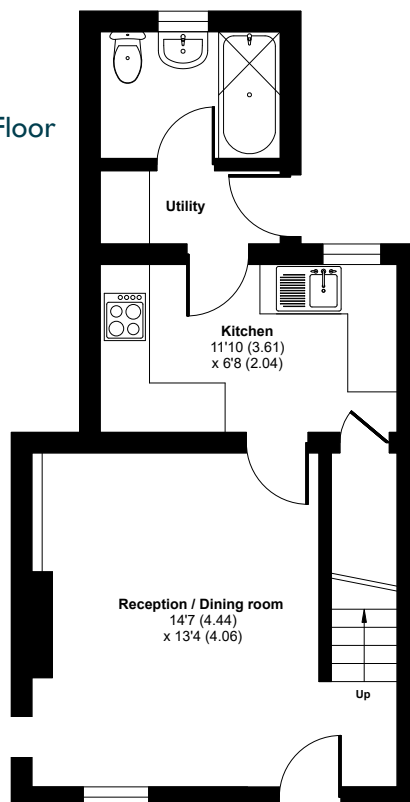
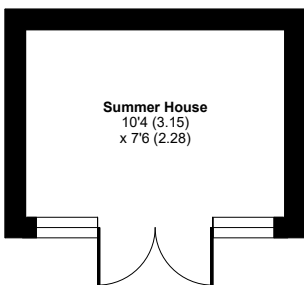
The house is situated in Thorpe Road, on the edge of Masham and within a couple of minutes walk of the Market Square. The Market town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, a very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 17 miles away and provides good access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. There is a charming local golf course a few minutes walk away as is the highly renowned Swinton Park Luxury Castle Hotel with its Spa and restaurants. There are many delightful walks close by especially along the banks of the River Ure and the prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.



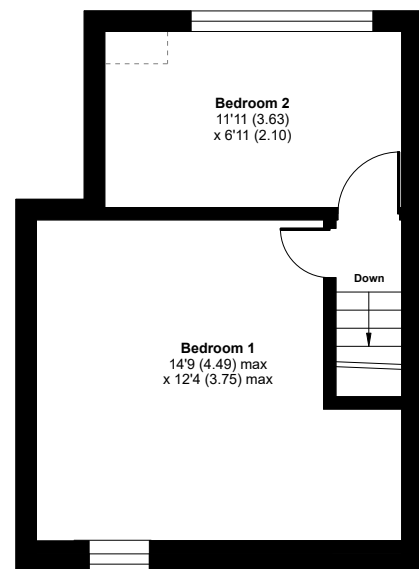
## FLOORPLANS

Ground Floor

Summer House



First Floor





### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is band "B" and payable to Harrogate District Council

### Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion

### Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. This leads past the Market Place and into Church Street. After the turning on the right to Swinton, Park Street become Thorpe Road and No.4 is the second cottage on the right.

### Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: 01765 688 353.

### Energy Performance

EPC rating is "D", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.